

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12549 of Joseph P. and LeNore M. Pinkney, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the rear yard requirements (Sub-section 3304.1) to permit a rear addition to a dwelling in the R-2 District at the premises 1643 Fort Davis Street, S.E., (Square 5518, Lot 4).

HEARING DATE: January 18, 1978

DECISION DATE: February 1, 1978

FINDINGS OF FACT:

1. The subject property is located on the east side of Fort Davis Street between Q and R Streets, S.E. and is in an R-2 Zone District.
2. The subject property is presently improved with a two and basement semi-detached dwelling.
3. The applicant proposes a one-story rear addition to the existing dwelling.
4. The proposed eleven by sixteen foot addition would be used for the expansion of the existing livingroom.
5. Pursuant to Paragraph 3304.1, a twenty foot rear yard is required. With the proposed addition the applicant will provide sixteen feet, thus requiring a variance of four feet.
6. Advisory Neighborhood Commission 7B by report dated December 14, 1977, recommended approval of this application on the ground that the application will not create any adverse affect on the use of neighboring property.
7. There was no opposition to the granting of this application.

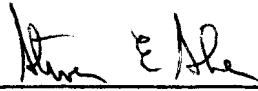
CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings of Fact and the evidence of record, the Board concludes the proposed addition would be in harmony with the intent and general purpose of the Zoning Regulations and maps and would not tend to adversely affect the use of neighboring property. It is therefore ORDERED that the above application is hereby GRANTED.

VOTE: 4-0 (Charles R. Norris, William F. McIntosh, Leonard L. McCants and Chloethiel Woodard Smith to grant)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

25 FEB 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.